

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, August 4, 2014, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Colette George

Alderman Andy Hall

Vice-Mayor Mike McIntire

Alderman Tom C. Parham

Alderman Tom Segelhorst

City Administration

Jeff Fleming, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **UPDATES ON J. FRED JOHNSON STADIUM.** Assistant City Manager Ryan McReynolds stated this project was on time and under budget. He showed pictures of the progress to date and provided details on 36 extra seats being built to fill a gap. There was some discussion.
4. **CODE ENFORCEMENT.** Development Services Director Lynn Tully gave a presentation on this item, stating this issue touches every department in the city. She discussed case trends, determining the difference between an aggravation and a violation and the process for issuing citations. The mayor asked staff not to complicate the issue, noting tickets should be given if there is a violation. There was considerable discussion. City Manager Fleming also pointed out the new code hotline "224-CODE" where citizens can leave anonymous tips.
5. **WORK SESSION TICKLER.** Mayor Phillips asked for details on the fire training ground. Chief Dye provided information, noting a donation of a trailer from Eastman. Alderman Clark and Alderman George commented on the traffic calming survey for Lewis Lane. Assistant City Manager Ryan McReynolds gave details on this process. Some discussion followed on amending this process and how results are calculated. Alderman Clark asked about the budget situation and when adjustments should be made. Budget Director Judy Smith answered questions and gave details on how the budget is looked at each month.
6. **REVIEW OF AGENDA ITEMS ON THE AUGUST 5, 2014 REGULAR BUSINESS MEETING AGENDA.** City Manager Fleming, members of staff and community members gave a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

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VI.AA.1 Public Hearing and Consideration of an Ordinance to Amend Zoning of Parcel 2.05 and a Portion of Parcels 2, 3, and 4, Tax Map 77H, Located off Fort Henry Drive in the 11th Civil District of Sullivan County (AF: 216-2014). City Planner Ken Weems stated the property owner has requested to switch around some of the existing zones to meet the needs of the development. They are also proposing two new traffic lights which will require TDOT approval. Some discussion followed.

VI.B.1 Consideration of an Ordinance to Adopt the 2012 International Building and Related Codes, 2011 National Electric Code and the 2009 International Energy Conservation Code (AF: 209-2014). Development Services Director Lynn Tully gave a presentation on this item. She stated this has to be updated periodically so that our adopted code is within seven years of the latest publication, noting they are published every three years from the Code of Congress. She pointed out meetings have been held with local contractors and home builders and they are aware of the upcoming changes. Ms. Tully also noted this would apply to new projects only, as current projects will remain under the current codes. Building Official Dee Morgan provided further details on the changes.

VI.B.2 Consideration of a Budget Ordinance Appropriating Available Funds to WA1503; and a Resolution Awarding the Bid for the Beech Creek Area Waterline Improvements Project to Thomas Construction Company, Inc. and Authorize the Mayor to Sign All Applicable Documents (AF: 212-2014). Assistant City Manager Ryan McReynolds discussed this item, noting this is a partnership with Hawkins County for CDBG money. Water/Wastewater Distribution and Collection Manager Chad Austin stated the area residents are excited about this project since they have been trying to get water since the mid 1990's.

VI.D.1 Consideration of a Resolution Awarding the Bid for the Purchase of Road Salt to Cargill, Inc. for FY15 (AF: 208-2014). Assistant City Manager McReynolds stated the price of salt went up considerably due to the harsh winter last year, noting we are at the mercy of the nation for the supply and demand of road salt. He pointed out a mild winter will bring the price back down.

VI.D.3 Consideration of a Resolution Authorizing the Mayor to Execute a Renewal Lease Agreement with Pinnacle Towers LLC, a Company that Operates a Transmission Tower on Bays Mountain/City of Kingsport Property (AF: 55-2014). Police Chief Quillin stated this extends the current lease that we have and explained the logistics of the tower's uses. He pointed out a major benefit is the ability to maintain the road the way it should be.

VI.D.4 Consideration of a Resolution Authorizing the Mayor to Sign All Documents Necessary and Proper to Enter into an Agreement with Criterion Pictures (AF: 215-2014). Angela Yingling explained the details for this agreement, noting the Aquatic Center will host a movie night and feature a film that is not in theaters anymore but has not been released on DVD. She stated the city is agreeing not to copy or distribute the film while having it in its possession.

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VI.D.6 Consideration of a Resolution to Adopt an Interim Annexation Policy (AF: 219-2014). Development Services Director Lynn Tully provided details on a few changes made since this item was last presented to the board. Vice-Mayor McIntire provided further information. Some discussion followed with the suggestion being made for changing the projected time frame for revenues to exceed costs go from twenty to thirty years. Ms. Tully confirmed that previous annexation requests made before the policy change will be coming back to the BMA in September. For those that may not qualify for annexation after the changes but still want their children in city schools, the board has asked for staff to work with the school system to reasonably achieve this goal.


VI.D.7 Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply and Receive a Clean Tennessee Energy Grant through the State of Tennessee, Department of Environment and Conservation (AF: 221-2014). Mr. McReynolds stated this grant would replace equipment at the waste water plant that would provide \$28,000 in savings a year after a one-time investment. Water/Wastewater Manager Niki Ensor provided further details on this project.

BOARD COMMENT. Alderman Parham commented on the CIP budget. The mayor pointed out the board will have to make a big decision regarding paving, noting he thought the Sullivan Street project should have started on July 1. Mr. McReynolds confirmed that the bond issue must be sold first. Considerable discussion followed regarding the delayed time line.

PUBLIC COMMENT. Ms. Mary McNabb commented on the code enforcement issue and thanked Alderman George for her comments.

8. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:30 p.m.


ANGELA MARSHALL
Deputy City Recorder


DENNIS R. PHILLIPS
Mayor